



SLUM REHABILITATION AUTHORITY

No.: R-N/PVT/0100/20210520/LOI

Date:

02 NOV 2021

1. **Architect** : Amar C. Solanki of M/s. Re-Form Consultants. 802-B, Grande Palladium, Near Mercedes Benz Showroom, Metro Estate, 175 CST Road, Kalina, Santacruz (East), Mumbai-400 098.
2. **Developer/owner** : M/s. Manish Builders and Developers. 16, Koteswar palace, Near Garvare House, Jiva Mahal Marg, Andheri (E), Mumbai-69
3. **Society** : "Navjeevan Welfare Association C.H.S.(Proposed)" village Dahisar, Bharuchya Road, Dahisar (E), Mumbai- 68.

Sub: Revised LOI- Proposed Slum Rehabilitation Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing C.T.S No. 1001, 1001/1 to 13 of village dahisar , Taluka Borivali, barucha road, Dahisar (east), Mumbai 400 068.

Ref: R-N/PVT/0100/20210520/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent** subject to the following conditions.

1. That all condition of LOI issued under no. R-N/PVT/0100/20210520/LOI dated 08.09.2021 shall be continued.
2. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under :-

		Slum plot
1	Area of slum plot / slum	3562.30
2	Deductions for a) Road Set back area b) Reservations if any c) Natural Tank Total (a+b+c)	1757.74 -- -- 1757.74
3	Balance area (1-2)	1804.56
4	Deductions for 15 % R.G. (if applicable)	--
5	Net area of plot	1804.56
6	Addition for FSI purpose. 2 (a) above	1757.74
7	Total Plot Area for FSI Purpose	3562.30
8	Max. in situ Permissible F.S.I.	4.00 or up to sanctioned FSI of the scheme whichever is higher
9	Rehab Built up area	3974.44
10	Passage & Amenity (Existing & Proposed) BUA	2601.73
11	Rehab Component	6576.17
12	Incentive for Sale Component ratio as per LR/RC ratio	1.10
13	Sale Component (11 x 1.10)	7233.79
14	Total BUA sanctioned for project (9 + 13)	11208.23
15	Total FSI sanctioned for Project	3.14
16	Sale BUA permissible in situ	7233.79
17	A) Nos. of slum dwellers to be re-accommodated Rehab Residential Rehab Comm. Closed Eligibility not decide Rehab R/C Ex. Amenities B) Amenities to be provided Library Welfare Centre Yogalay Balwadi Society Office	57 nos. 41 nos. 12 nos. -- -- 01 nos. 01 nos. 01 nos. 01 nos. 02 nos.
18	Generated PAP	36 nos.

3. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

4. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
5. That the developer shall execute tri-partite Registered agreement between Developer, Society & Mechanized Parking Tower Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation/Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
6. That you shall get D. P. Road/set back land demarcated from A.E. (Survey)/D.P. T&C department of M.C.G.M. before obtaining further C.C. in the scheme.
7. That you shall obtain remarks from M.C.G.M. for covering of existing well before obtaining further C.C. to Sale bldg.
8. That revised scrutiny sheet shall be submitted before obtaining further C.C. to Sale bldg.
9. That you shall submit Civil Aviation NOC before obtaining further C.C. to Sale bldg.
10. That you shall submit NOC from EE (T&C)/consultants (as per EODB) before obtaining further C.C. to Sale bldg.
11. That you shall submit NOC from EE (T&C)/consultants (as per EODB) for 2 way maneuvering through 3.54 m driveway before obtaining further C.C. to Sale bldg.
12. That you shall obtain NOC from EE (T&C)/consultants (as per EODB) & CFO NOC before obtaining further C.C. to Sale bldg.

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If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the undersigned within 90 days from receipt of this LOI.

(Hon.CEO (SRA) has approved the Revised LOI)

Yours faithfully,

- Sd -

Chief Executive Officer
Slum Rehabilitation Authority

Copy to :-

1. Assistant Commissioner, "R/N" Ward, M.C.G.M.
2. H.E. of MCGM.
3. ✓ I.T. Section (SRA), to publish this LOI on SRA website.

(Hon.CEO (SRA) has approved draft Revised LOI on 02.11.2021)

Yours faithfully,

[Signature]

for

Chief Executive Officer
Slum Rehabilitation Authority